

Growthland

Appraisals, Management, Brokerage, & Advising

FARMLAND FOR SALE

Lee County, IA
19 Acres M/L

Ideal Ready Mix
Company, Inc.

\$149,500 (\$7,869/A)



MAC CHILTON

Farm Manager, Real Estate Agent

Licensed In IA, IL, & MO

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Property Details

Lee County, IA
19 Acres M/L

Legal Description

Part of the North Half of the Northeast Quarter of Section 15,
Township 67 North, Range 5 West of the 5th P.M.,
Lee County, Iowa

Township: Jefferson

Location

One mile southwest of Fort Madison on Highway 61.

Acreage Breakdown:

Taxable Acres: 18.73
Tillable Acres: 10.65
FSA Acres: 21.72

Soil Productivity: **Tillable CSR2:** 67.6

Property Taxes: \$550.00

Parcel Numbers: 021714152000010

School District: Fort Madison School District

FSA Farm Base Acres: **Corn Base Acres:** 9.10
Corn PLC Yield: 115
Soybean Base Acres: 3.10
Soybean PLC Yield: 36

Comments:

Combination farm with good soil productivity right on Highway 61. Potential for a building site along the highway pending Iowa DOT approval.

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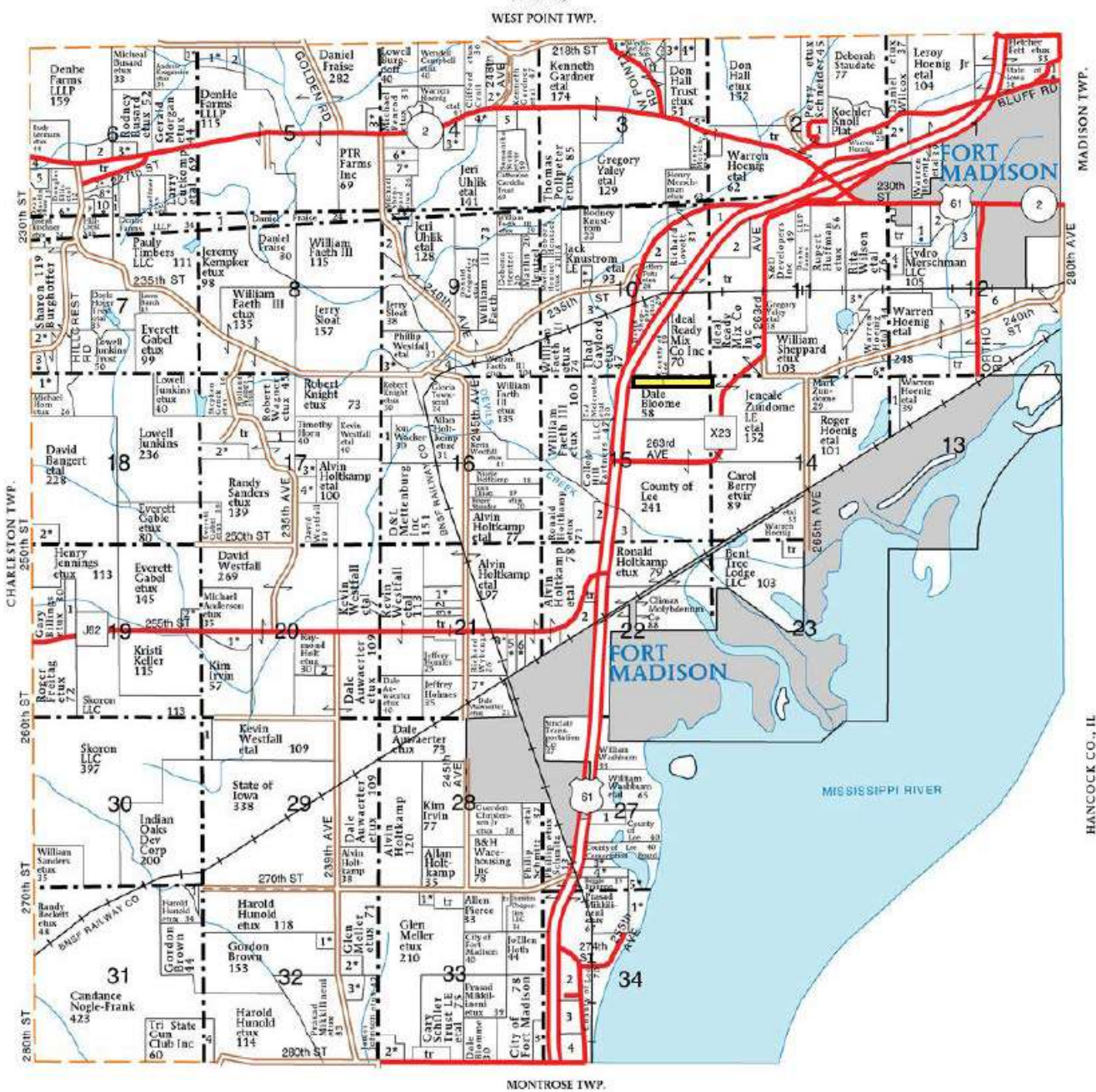
Plat Map

Lee County, IA
19 Acres M/L

T-67-N

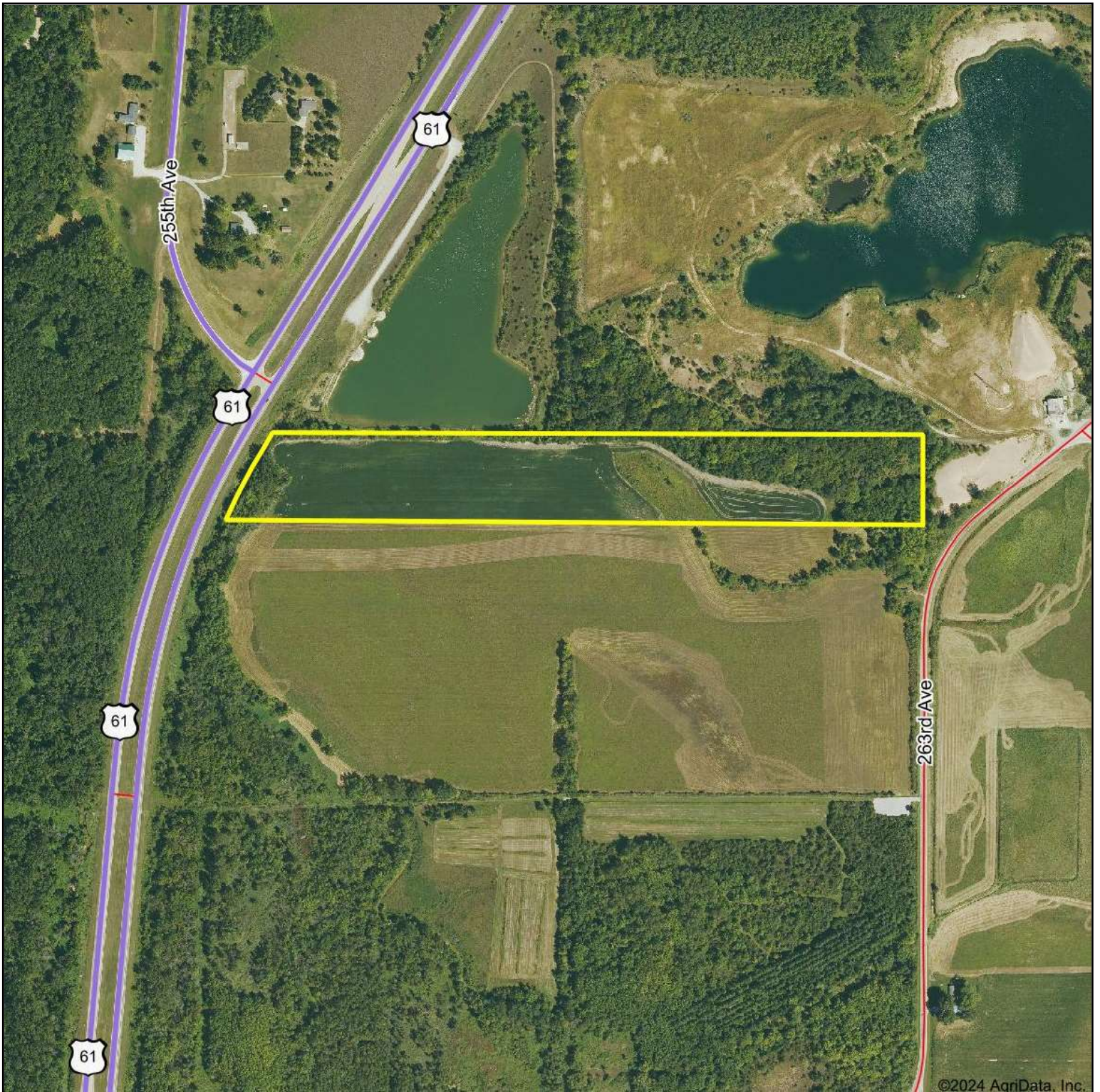
JEFFERSON PLAT
(Londowners)

R-5-W



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Aerial Map



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Boundary Center: 40.609699, -91.416245

0ft 576ft 1151ft

15-67N-5W
Lee County
Iowa

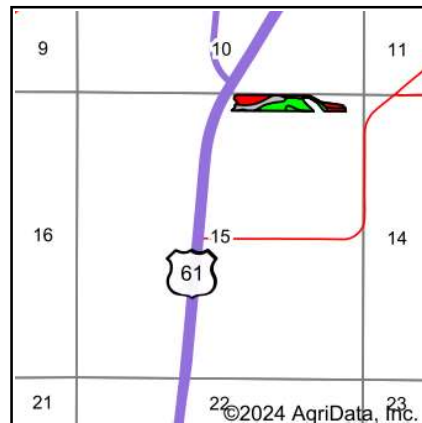
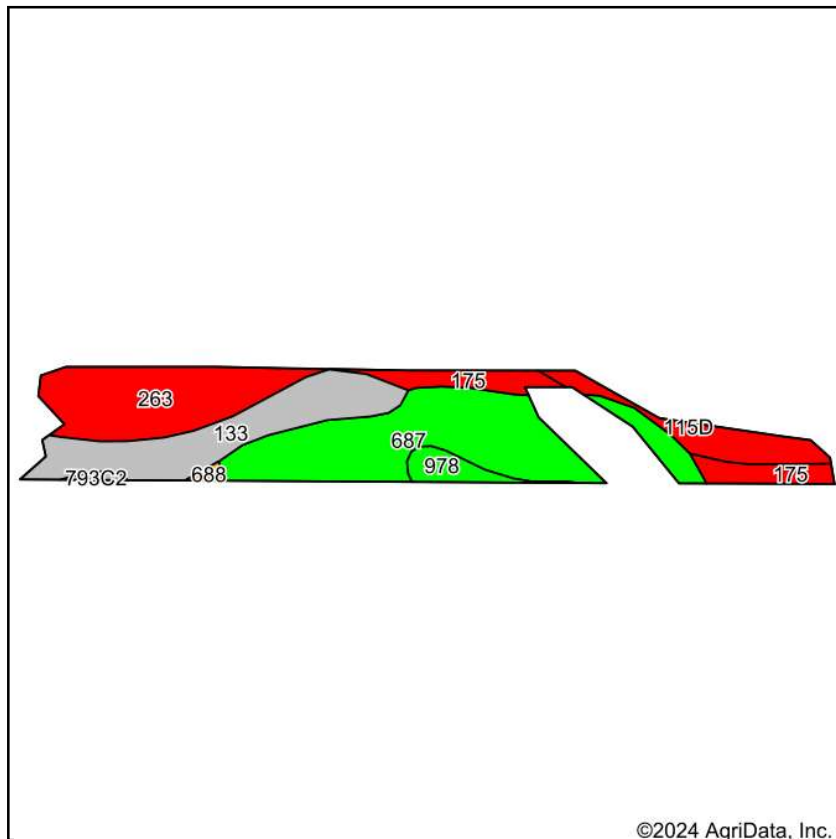


Maps Provided By:



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Tillable Soil Map



State: **Iowa**
 County: **Lee**
 Location: **15-67N-5W**
 Township: **Jefferson**
 Acres: **10.65**




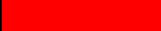
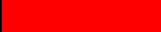



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 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA111, Soil Area Version: 32					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
687	Watkins silt loam, 1 to 3 percent slopes	3.79	35.6%		90
263	Okaw silt loam, 0 to 3 percent slopes	2.28	21.4%		45
133	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	2.25	21.1%		78
175	Dickinson fine sandy loam, 0 to 2 percent slopes	0.94	8.8%		56
115D	Chelsea loamy fine sand, 9 to 18 percent slopes	0.89	8.4%		5
978	Festina silt loam, 1 to 3 percent slopes	0.38	3.6%		90
688	Kosztz silt loam, 0 to 2 percent slopes, rarely flooded	0.06	0.6%		89
793C2	Bertrand silt loam, 5 to 9 percent slopes, moderately eroded	0.06	0.6%		76
Weighted Average					67.6

**IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.

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- Legend**
- Non-Cropland
 - CRP
 - Iowa PLSS
 - Cropland
 - Tract Boundary
 - Iowa Roads

- Wetland Determination**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 15.28 acres

2024 Program Year
Map Created April 11, 2024

Farm 963
Tract 1406

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USDA is an equal opportunity provider, employer, and lender.



Property Photos

Lee County, IA
19 Acres M/L



East side of tract looking west



Southwest corner looking northeast



Property Photos

Lee County, IA
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West side of tract looking east